

Minutes of the Centerville **City Council** meeting held Tuesday, September 21, 2021, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jacob Smith, Administrative Services Director
Nate Plaizier, Finance Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

VISITORS

Andrew and Janet Schmucker
Janie Wilkinson

PRAYER OR THOUGHT

Councilmember Ivie

PLEDGE OF ALLEGIANCE

OPEN SESSION

Andrew Schmucker, Centerville resident, spoke of an agreement for purchase of property adjacent to his property from Centerville City. He said it had been his understanding that the sale would be negotiated based on size and price, and was not binding as to the location of the lot line adjustment. He said he was surprised when he was told the City Council wanted to more closely consider and protect the existing pipeline, and said he was surprised that the matter was not included on the agenda that evening. Mr. Schmucker reminded the Council that the proposed lot line boundaries he prepared and presented to the City did not include the land directly over the pipeline, and said he was not opposed to moving the north line to allow the City to maintain the easement leading up to the pipeline. He also reminded the Council he had prepared four property value comparisons obtained from Davis County Appraisal District, with an average property value \$1.33 per square foot. He commented that the property he proposed to purchase had not been maintained by the City. Mr. Schmucker asked when he could reasonably expect the matter to move on.

City Manager Brant Hanson stated the matter would be discussed by the Council that evening in closed session.

PUBLIC HEARING – FY2022 BUDGET AMENDMENTS

Finance Director Nate Plaizier explained proposed amendments to the FY2022 Budget to roll-forward Police Department and Parks Department funds. He also explained internal transfers executed administratively in September 2021.

1 At 7:16 p.m., Mayor Wilkinson opened a public hearing regarding the proposed budget
2 amendments, and closed the public hearing seeing that no one wished to comment.

3
4 Councilmember Ivie asked Chief Child if the \$57,000 transferred internally for an increase
5 in Police salaries would accomplish what he felt was needed. Chief Child responded he would
6 obviously hope for more, but acknowledged the many needs throughout the City, and said he
7 believed he had worked with Mr. Hanson to find as much as possible without taking from another
8 department's needs. The Chief said he believed a harder look would be needed in the next budget
9 year. He said he was fairly confident that his officers were willing to stay with Centerville, but
10 emphasized that competition in the field was extremely high.

11
12 Councilmember Ince **moved** to approve Resolution No. 2021-37 regarding amendments
13 to the FY2022 Budget. Councilmember McEwan seconded the motion, which passed by
14 unanimous vote (5-0).

15
16 **DWS WATER ASSISTANCE PROGRAM AGREEMENT**

17
18 Mr. Plaizier explained the Department of Workforce Services (DWS) Water Assistance
19 Program would be implemented by the State on October 1, 2021, intended to provide assistance
20 to low-income families not able to pay their water bill. In order for Centerville residents to take
21 advantage of the program, the City must enter into an agreement with DWS. Payments under the
22 program would go directly from the State to the City as a designated water provider. City Attorney
23 Lisa Romney stated the contract was not yet finalized and may be subject to minor changes.

24
25 Councilmember Ince **moved** to approve the Memorandum of Understanding with Utah
26 Department of Workforce Services for participation in Water Assistance Program subject to minor
27 non-substantive corrections. Councilmember Ivie seconded the motion, which passed by
28 unanimous vote (5-0).

29
30 **DEFERRAL AGREEMENT FOR INSTALLATION OF PUBLIC IMPROVEMENTS – 20**
31 **SOUTH 400 EAST – MONTOYA**

32
33 Kari and Dustin Montoya (20 South 400 East) requested deferral of installation of public
34 improvements along their frontage on Center Street. Under existing City Ordinances, unless
35 otherwise deferred by the Council, the property owner must install all required public
36 improvements associated with a property in order to obtain a building permit. Ms. Romney
37 explained the agreement prepared would require the property owner to pay for the public
38 improvements if and when determined necessary by the City. She repeated the Public Works
39 Director's recommendation to require installation of the public improvements.

40
41 Councilmember Fillmore said she was generally in favor of deferrals in the historic
42 neighborhood area, but on the corner of Center Street and 400 East, she believed it important to
43 provide space for pedestrians to safely be off the street. She expressed concern regarding
44 possible misunderstanding related to easements on the subject property. Councilmember Ivie
45 said she believed the existing sidewalk on the 400 East portion of the property provided safety
46 benefit.

47
48 Councilmember Fillmore **moved** to not accept the Deferral Agreement for reasons
49 presented in the Staff Report. The motion failed for lack of second. Councilmember Ivie **moved**
50 to accept the Deferral Agreement for 20 South 400 East for deferral of sidewalk and park strip
51 improvements along the frontage of Center Street. Councilmember Mecham seconded the
52 motion, which passed by majority vote (4-1), with Councilmember Fillmore dissenting.

REAL ESTATE PURCHASE CONTRACT AND FUNDING FOR PURCHASE OF CALEB HOLDINGS, LLC PROPERTY

The City Council previously directed the City Manager and Mayor to negotiate and enter into a Real Estate Purchase Contract (REPC) with the owners of property located at the end of Oakridge Drive, owned by Caleb Holdings, LLC. Ms. Romney reported the City entered into an REPC, and requested the Council ratify the contract and provide direction regarding funding for the purchase. City Manager Brant Hanson recommended using American Rescue Plan Act (ARPA) funds for the purchase. Councilmember McEwan expressed support for use of ARPA funds.

Councilmember Ince **moved** to ratify the Real Estate Purchase Contract and approve use of ARPA funds as discussed for purchase of Caleb Holdings, LLC property. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

MINUTES AND ACCEPTANCE

Minutes of the September 7, 2021 Work Session and Council Meeting were reviewed. Councilmember Mecham **moved** to accept both sets of minutes. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember McEwan provided an update regarding the Mosquito Abatement District and the Trails Committee.

MAYOR'S REPORT

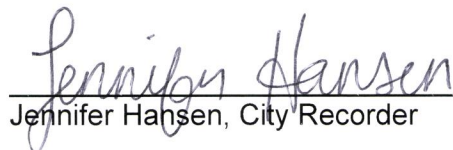
- Mayor Wilkinson reported the City's Comprehensive Annual Financial Report for the fiscal year ending June 30, 2020 qualified for a certificate of achievement in financial reporting. The Mayor and Council commended the Finance Department.
- The Mayor reported on a meeting with the Youth Council, and spoke of the recent 9/11 Day of Service.
- Mayor Wilkinson reported on a recent meeting with Representative Paul Ray regarding redistricting.
- Councilmember Fillmore **moved** to provide Council advise and consent regarding appointment of Matt Larsen to the Planning Commission and Mitzi White to the Trails Committee. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

CITY MANAGER'S REPORT

- Mr. Hanson reported a monthly financial report was included with the agenda on NovusAgenda.
- The City Manager reported the Public Works Department received a WaterSMART Grant to help with water projects throughout the City.
- A representative of the Sanitation District was scheduled to attend the November 16, 2021 Council meeting.

ADJOURNMENT

At 8:00 p.m., Councilmember Ince **moved** to adjourn the open meeting and move to a closed session in Council Chambers to discuss real estate transactions and character and competency of individuals, with no intention to return to open meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0). In attendance were: Clark Wilkinson, Mayor; Councilmembers Fillmore, Ince, Ivie, McEwan (remotely), and Mecham; Brant Hanson, City Manager; Lisa Romney, City Attorney; and Jacob Smith, Administrative Services Director.



Jennifer Hansen, City Recorder

10-08-2021

Date Approved



Katie Rust, Recording Secretary

